

TRANSPORTATION DESIGN STANDARDS FOR TYSONS CORNER  
URBAN CENTER (September 13, 2011) – Fairfax County, Virginia  
**WAIVER REQUEST**

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Date: **October 9, 2018** Name/Company: **Maria Lashinger, P.E./ Gorove/Slade**

Application: RZ/CDP ☒ / FDP ☐ / Site Plan ☐ # **RZ 2018-PR-013 and SEA 78-D-075-3**  
Waiver #: **2A**

Project: **8600 Leesburg Pike**

Location (Provide Graphic): **The site is located east of Leesburg Pike (Route 7), north of Tyco Road and south of Industrial Way (See Attachment 1, Waiver #2A).**

Project Description: **The Applicant, Crown Tysons Properties LLC and Koons Tysons Properties LLC, is filing a Special Exception Amendment site to redevelop an existing the 8600 Leesburg Pike property. The site is currently occupied by a 73,000 SF building that is used for vehicle storage, a portion of which will remain and be repurposed. The proposed redevelopment results in a building with 124,335 SF, of which 90,170 SF will be used for new car sales and 33,625 SF will be used for indoor vehicle storage space. Existing access is via two right-in/right-out entrances from Leesburg Pike. As part of the redevelopment, the northern access will be converted to a right-out only and the southern access will be converted to a right-in access.**

Roadway: **Leesburg Pike (Route 7)** ADT: **62,000<sup>1</sup>** %HV: **~5%<sup>2</sup>** Posted Speed (mph): **35<sup>3</sup>**

Functional Classification: **Low Speed Boulevard**

Design Element: **Other (Specify in Description)** - **One-Way Driveway Width**

Required Element/Dimension: **14' max** Provided Element/Dimension: **20'**

Waiver Description: **The Applicant requests a waiver of the Transportation Design Standards for Tysons Corner Urban Center ("Design Standards") for One-Way Driveway Width (Table 11 Driveway Widths). According to the Design Standards, the maximum one-way driveway width is 14'. The Applicant is requesting that the maximum width be waived for the northern access to the 8600 Leesburg Pike property which is proposed to be reduced from 37.5' to 20' (See Attachment 2, Waiver #2A).**

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<sup>1</sup> VDOT 2017 ADT Traffic Data.

<sup>2</sup> Existing AM Peak hour data from the *8600 Leesburg Pike Operational Analysis Memorandum* prepared by Gorove/Slade dated July 3, 2018.

<sup>3</sup> Posted speed based on operating speed guidelines presented in Table 3 of the *Transportation Design Standards for Tysons Corner Urban Center* for a Low Speed Boulevard (35mph).

Justification: **The Applicant is seeking a waiver for the maximum driveway width in order to provide sufficient width for the ingress and egress of the large car carriers that will provide car delivery to the site. One-way circulation is proposed so that the large car carriers will ingress at the southern entrance, unload vehicles on the west side of the building and egress at the northern entrance. Without the proposed one-way circulation, the car carriers would not have adequate space to maneuver within the site. A circulation exhibit was prepared illustrating the proposed vehicular circulation anticipated for the proposed site. (See Attachment 3, Waiver #2A).**

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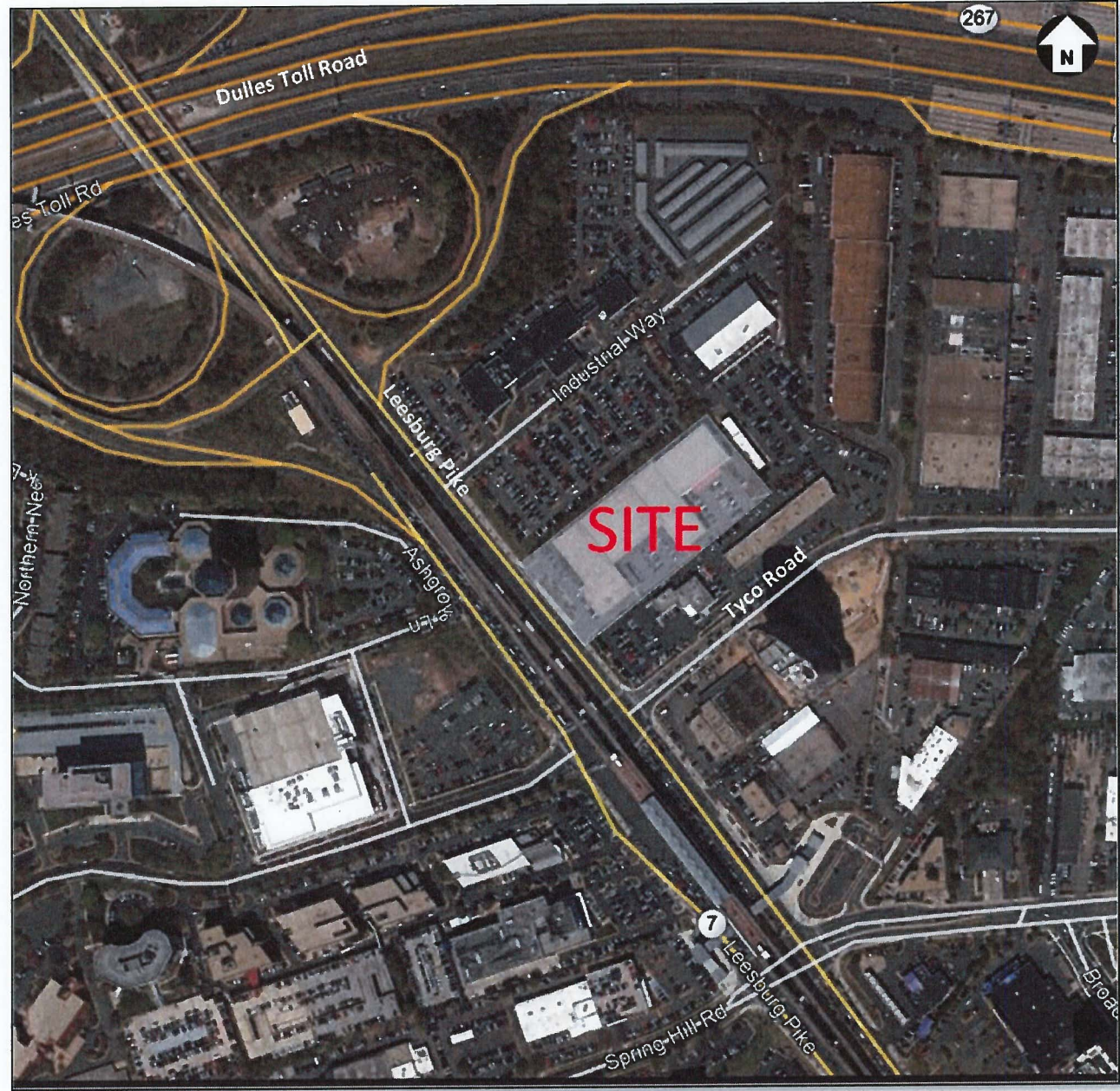
FCDOT      Approved ☐ / Denied ☐ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Comments: \_\_\_\_\_

VDOT      Approved ☐ / Denied ☐ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Comments: \_\_\_\_\_

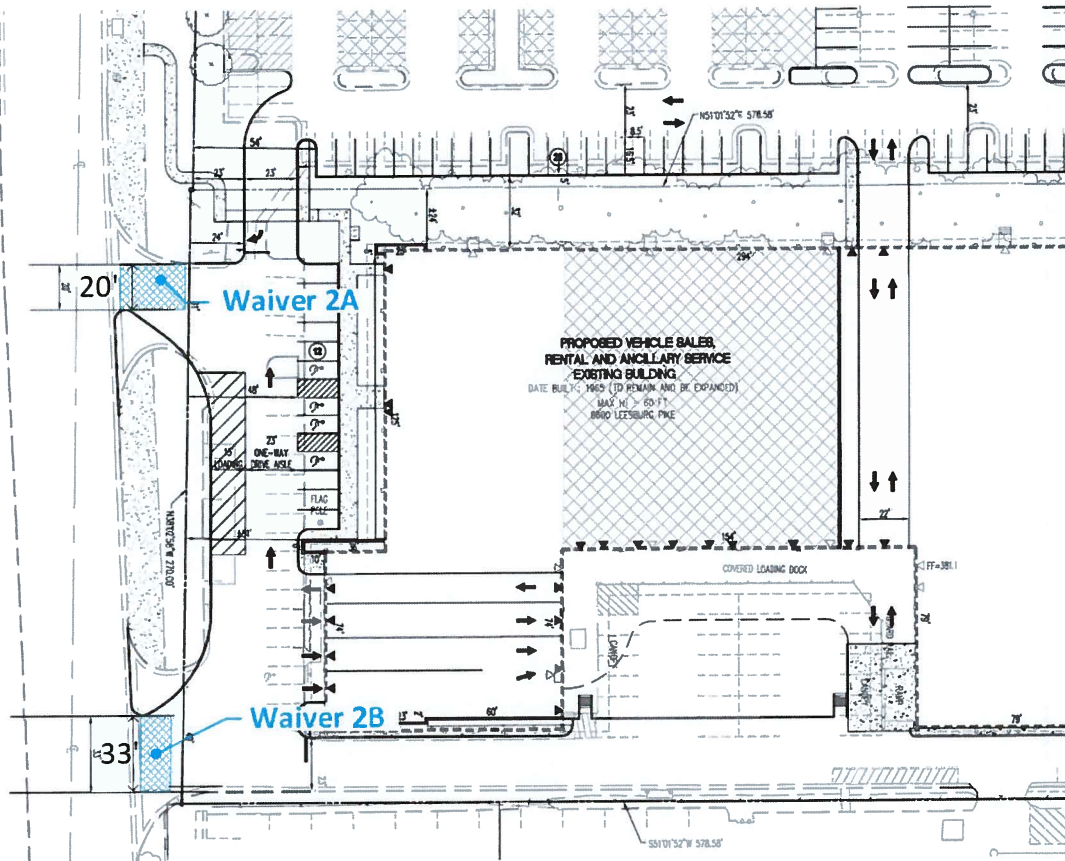
Attachment I, Waiver #2A – Site Location

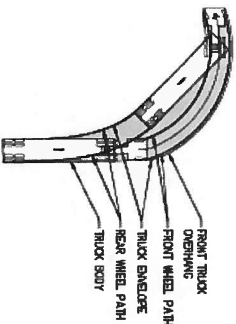
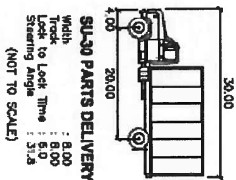
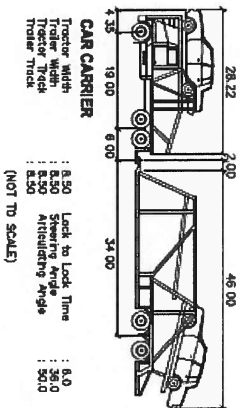
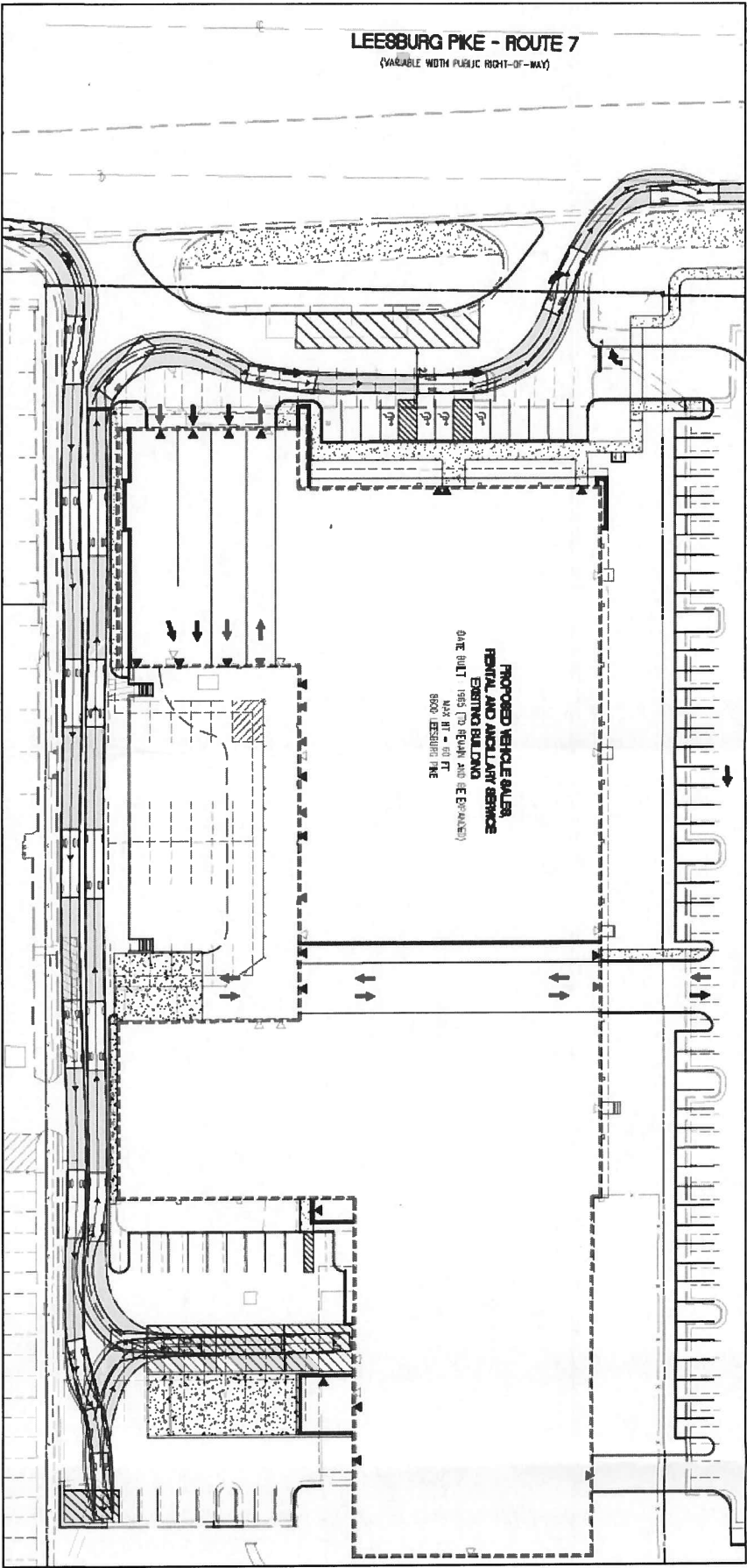
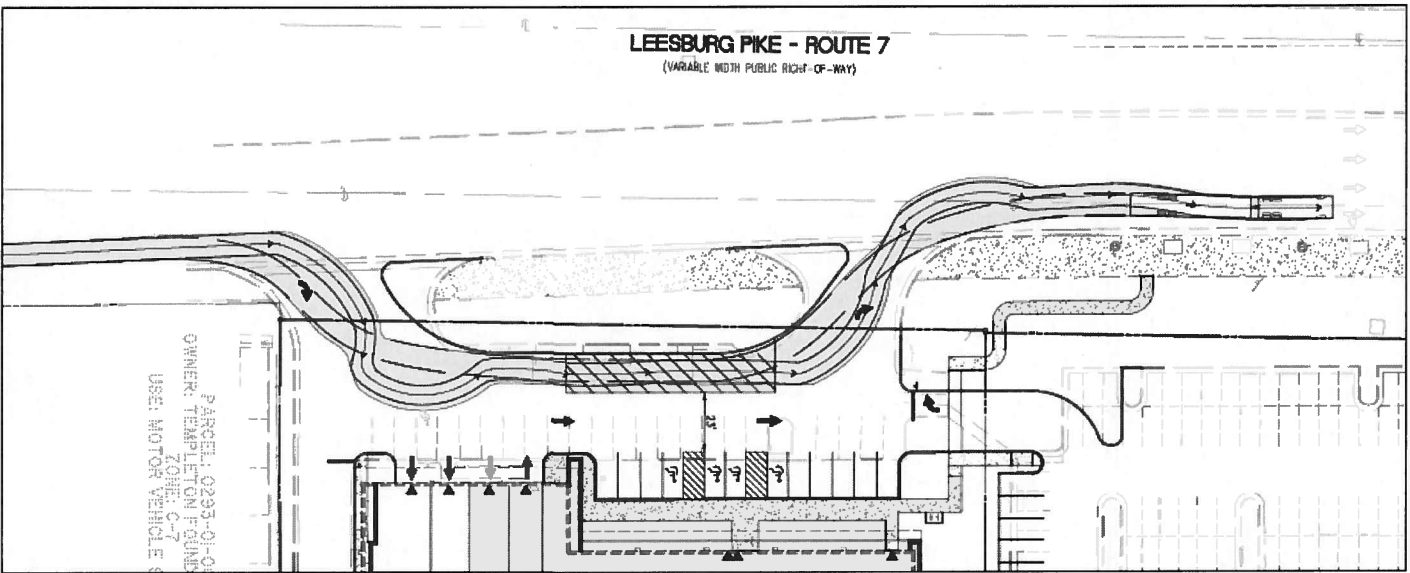




## Attachment 2, Waiver #2A – Driveway Widths

LEESBURG PIKE - ROUTE 7  
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)





TF JACK MOVEMENT EXHIBIT

**KOONS TYSONS NEW DEALERSHIP**  
PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY				
NO.	DESCRIPTION	DATE	REV. BY	APPROVED



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